



County Planning Commission



Agenda Number: 5

Case Number:

**BA-20100010
ZSNC-20100001**

Hearing Date:

June 2, 2010

Appellant: Paul and Anita Chavez
P.O. Box 7146
Albuquerque, NM 87194

Agent: N/A

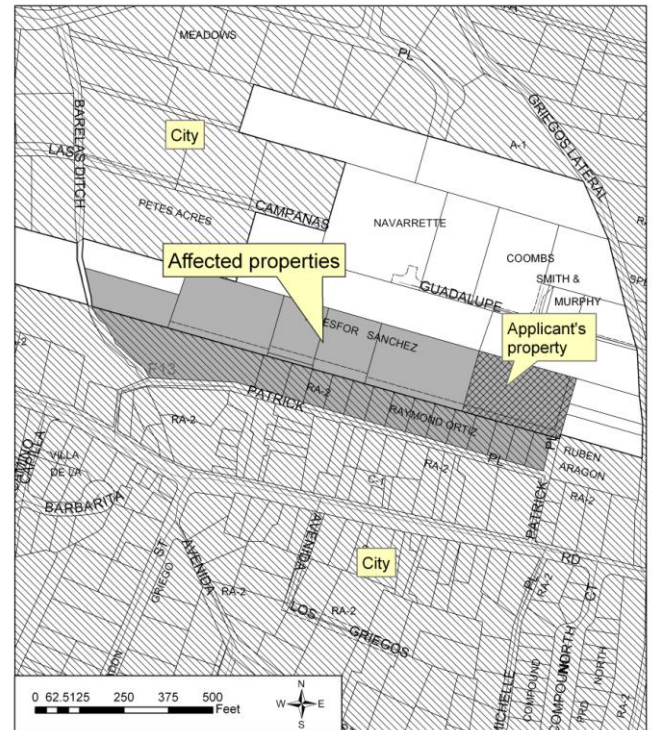
Applicant: N/A

Agent: N/A

Site Location: North of Patrick PL, west
of the Griegos Lateral

Zone Designation: R-1 Residential

Recommendation: Denial



Summary: The naming of an unnamed easement is being required by the County Development Review Authority as a result of an application by Paul and Anita Chavez to subdivide a parcel located on the unnamed easement. Residents on the easement are using a Patrick PL address however there is an existing Patrick PL road due south of this location. Creating two roads with the same name is unacceptable due to the confusion it would create for emergency responders.

Staff Contact: Jim Best, Planner

Attachments:

1. Appeal application
2. Notice of Decision (April 21, 2010)
3. Material presented in opposition to this request
4. Zone Atlas Page
5. Bernalillo County Code Article III. Street names and street name changing

BA-20100010/ZSNC-20100001

Paul and Anita Chavez appeals the Bernalillo County Planning Department's decision in denying a street name change on an unnamed easement to Patrick Ave. N.W. located on the south side of Lots 1, 2A, 2B, 3 and 4, the southerly portion of Lot 2A and Tracts 52, portion of 53A and 54A2. (F-12) (Originally reviewed by the Planning Department and denied due to protest.)

BACKGROUND

The Request

The applicant requested a two lot subdivision of Lot 2-B located on an unnamed easement. The application proposed Patrick Ave on the platting action however the applicant could not provide concurrence from other property owners on this easement for the use of this name. All though owners on this unnamed easement are using Patrick PL there already exists a street to the south of this easement name Patrick PL. Separate street names are required to avoid confusion and delays when emergency vehicles are called. In addition, deliveries and utility service could be delayed due to confusion of the two roads using the same name.

The Decision

The naming of an unnamed easement received opposition from property owner's abutting the street. Bernalillo County Code Article III Section 66-79. Street Names and Street Name Changing states that: (4) The planning department shall make the decision as to local and collector streets in the following cases: a. An application or petition is signed by all owners of record of property abutting the street segment in question: or b. No person files a timely written objection to the name change. Neither requirement "a" or "b" were met, therefore the Planning Department denied the request for a street name change.

RECOMMENDATION

Denial of BA-20100010/ZSNC-20100001, thereby upholding the previous determination of the Planning Department.

Jim Best
Planning Department